



WASHINGTON COUNTY
COMMUNITY GUIDED PLANNING and
ZONING PROCESS

Public Outreach Meeting Minutes
GRAND LAKE STREAM
6-8 PM July 20, 2016



Grand Lake Stream Plantation Office — James Brite School 15 Water St. Grand Lake Stream

Attendees:

<p><i>Community Participants (from sign-in sheet; apologies for misspellings)</i></p> <p>Louie Cataldo Elaine Berger Bonnie Harsen Elaine Brown Lindsay Wheaton Mary Arcaro David Tobey Tonya Tomah Karen Sprague Bonnie Gagner Kathi Milicia Charity Peavey John Arcaro</p> <p><i>Consultant to Grand Lake Stream</i></p> <p>Noel Musson, Musson Group</p>	<p><i>Convenors/Facilitators</i></p> <p>Judy East, Washington County Council of Governments Sarah Strickland, Strategic Wisdom Partners</p>
	<p><i>Land Use Planning Commission Staff</i></p> <p>Samantha Horn Olsen, Land Use Planning Commission – Planning Manager, Augusta Stacie Beyer, Land Use Planning Commission – Chief Planner, Bangor Bill Hinkel, Land Use Planning Commission – Permitting & Compliance Regional Supervisor, Augusta</p>
	<p><i>UT Planning Committee Members</i></p> <p>John & Marie Dudley, Town of Alexander Betsy Fitzgerald, County Manager, Washington County LUPC Commissioner Susan Hatton, Sunrise County Economic Council John Hough, Trescott resident</p>

Meeting Purpose – from Powerpoint Presentation posted on Community Outreach website page:
<http://www.wccog.net/community-outreach.htm>

Planning Committee/LUPC:

- Understand each community’s vision for future development.

Community Participants:

- Understand what exists & the types of zoning tools available
- To be heard & to participate in a meaningful way

Introductions – who is in the room from the community?

All Attendees:	Community Participation:
Property owners in Grand Lake Stream: 13	Fire Department: 3
Full time residents: 12	School Committee: 1
Seasonal residents: 1	Lake Association: 0

All Attendees:	Community Participation:
Business owners: 4 UT Planning Committee: 4 LUPC Staff: 3	Festival Committee: 0 Historical Society: 2 Snowmobile/ATV Club: 7 Downeast Lakes Land Trust: 2 Maine Guides Association: 2

Why are you here?

- I am on the assessors board - concerned about what the zoning actually is here.
- Concerned about the existing culture and traditions of this community - guiding/sporting industry
- What’s going on with this project?

Judy provided a description of the overall project to conduct Community Guided Planning & Zoning in the Washington County Unorganized Territories and Plantations including where we are in the overall process and how to get more information on the web site. See the Powerpoint presentation on the Community Outreach Page (link above).

After setting up the Vision Questions Judy continued with a presentation of what the current zones are in Grand Lake Stream using the maps and posters on the wall, the presentation, and the handouts. All handouts are also posted on the Community Outreach Page (link above).

We then continued with the vision conversation.

Community Vision Conversation – Flip Chart Notes

What do you like about your community?

- History
- Small town charm
- Tradition and heritage
- We all know each other
- It is safe
- Beauty
- Feeling of belonging somewhere
- Quite and peaceful
- Paradise
- Inter-generational connections

What should remain the same for the benefit of future generations?

- The waterway
- Guiding and sporting camp businesses
- Ability for our children to stay and make a living
- Not just a retirement community
- Quaintness and character
- Quiet – no light pollution

Natural

Continued recreational facilities for kids

Pride in our heritage and knowing what those before us stood for

What should change for the benefit of future generations?

Create the opportunity to live and stay in Grand Lake Stream

Not just a retirement community

More young families (there are only 9 current year round residents who were born here)

Viable community

More economic opportunity

Our kids would say:

I wish we could move to Grand Lake Stream

Mammy, this is the best place in the whole world

I wish more kids lived on my street

We don't want to miss an entire generation of kids; need young adults

We can't survive without young families

What are the most important natural resources?

Waterways

Forestry

Habitats – for residents; for fish & wildlife

What types of businesses would you like to see in your community?

Canoe building (we have several; not all in commercial zones)

Fly fishing school

Recreational outfitters

Storage facilities (for boats, snowmobiles, ATVs, other recreational equipment)

Caretaking services – space to expand so they can hire more staff and provide equipment storage

Small engine repair/parts

Beautician

Snowmobile/ATV, canoe, kayak, bike - rental

When is there good reason to locate new development near the important natural resources you identified?

Many businesses are home based (except for sporting camps) if that changed they could expand and add services like rental.

Flexibility to support existing residence-based businesses – eg allowing a small sign to advertise a guiding service

Need separation and good neighbor standards if uses are intense

Protect the area near the dam from more commercial development

This question led to a discussion of home occupations standards and how they might be “tweaked” with input from this planning effort.

Samantha described what is allowed now:

There are 2 types: Major and Minor; standards restrict outside storage that is visible; they are limited to a percentage of the residence; they are to be confined to the interior of a building; no signs are allowed and there are caps on things like the # of employees, the # of kids in a daycare and so on. The full set of Home Occupation standards is provided on pages 281 and 282 of the LUPC Rules: Chapter 10 SubChapter III Land Use Standards (posted here <http://www.wccog.net/community-guided-planning-and-zoning.htm> scroll to the bottom of the web page to reach the PDF link)

We expect this issue to surface again and the following is the beginning of this conversation:

- Allow small, “nice-looking” signs

NOTE – Samantha clarified to Judy via e-mail the following day: Sorry, I got it wrong. For minor home occupations in a D-RS (allowed without a permit), one unlighted sign up to 2 square feet is allowed. For major home occupations in a D-RS (requires a permit) the unlighted sign can be up to 4 sq ft. In other zones, they just have to follow the regular sign rules. Dave may have been wanting a larger sign? We will check with Karen and find out if she knows what he might be talking about. But it is true that you couldn’t put kayaks or bikes on your lawn and rent them. There is no exterior display or storage with some very specific exceptions. So, if the planning committee wants to consider if that sign provision is adequate, or if there are other standards that should change, we could certainly work with them on it.

One comment was made that Grand Lake Stream was built on businesses operating from individual’s homes. It was clarified that the center of the village is likely zoned for General Development (not Residential Development) and that those long time businesses are likely allowed in General Development.

NOTE for future meetings – we need to show the specific types of Development Zones on the maps, not just a single color that represents all of them with no distinction. Judy will have the Grand Lake Stream Village map re-created with that detail and send it to Louis Cataldo and the Grand Lake Stream consultant Noel Musson.

We then did a “walk- around” to view the maps on the wall and to contemplate the answers to the “Where is Your Balance Point” matrix and the next 3 vision questions:

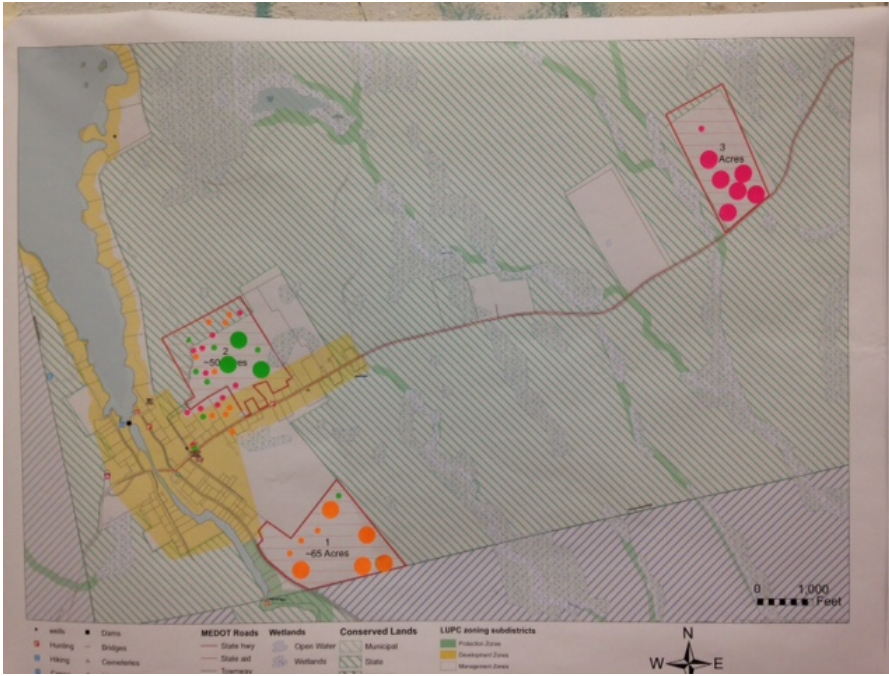
What locations do you think would be best for more:

- Commercial development? (pink dot)
- Residential development? (orange dot)
- Recreational development? (green dot)

Participants placed colored dots on the Grand Lake Stream Plantation Village map according to their level of support for future development; we followed a few protocols:

- Development types were colored coded as noted above
- Large dots were placed where more intense levels of development are supported; small dots where smaller scale development is supported
- 2 colors were posted where additional recreation or commercial development was supported on parcels that also have residential development already

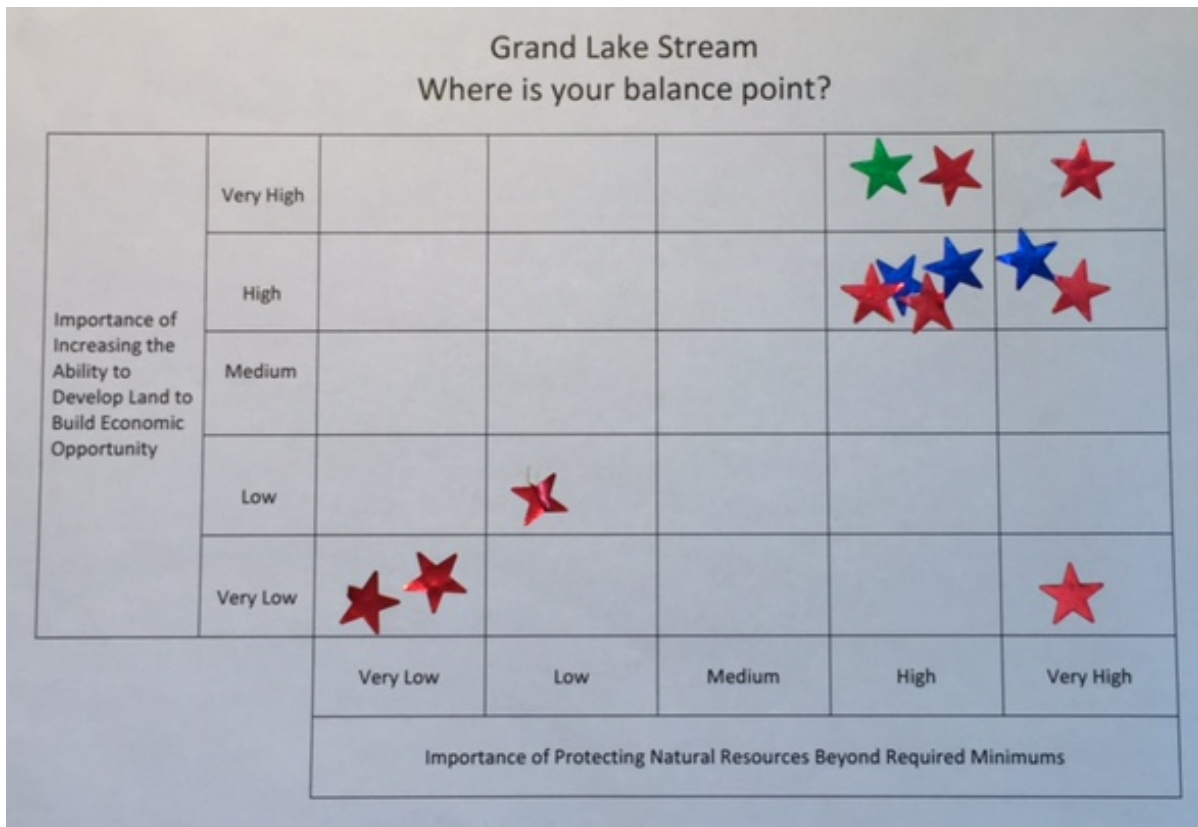
Photos of the pattern that emerged are provided below.



Participants were also asked to place a star on a matrix that asked where the balance point was in their response to the following 2 questions:

- Along the bottom – indicate the level of importance you place (from very low to very high) on the Importance of Protecting Natural Resources Beyond Required Minimums
- Along the vertical - indicate the level of importance you place (from very low to very high) on the Importance of Increasing the Ability to Develop Land to Build Economic Opportunity

Answers from the entire group are reproduced below



NOTE – we learned that the instructions need to make it clear that participants are answering both questions with one dot – not each question with a separate dot.

Discussion of the new “floating zone” Development - Recreation Business Services (or Development – Tourism and Recreation...or D-Fun!) yielded up several comments. As with the home occupation “tweaking” we will keep a running tally of input from all 6 meetings to see how this new floating zone can be crafted; comments to date:

- consider allowing rental of canoe/kayaks near good water access but also where you are close to other services (toilets, parking, docks); or some of those things must be provided
- will residential be allowed? – if you allow residential you open the door for residential activity near recreational assets eg. at trailheads; do we want this?

- this kind of business will be at a different scale (likely larger) than for home occupations

Final thoughts:

- Grand Lake Stream Land Committee will meet again to refine ideas for 3 parcels given to the town that are part of the \$600K grant project
- The Land Committee will also discuss whether to expand the General Development zone in the area to the northwest of the parcel referred to as “1 - 65 acres” up as far as the existing Development Zone along the main road.
- The future growth shown on the map in the photos of dots above will be reviewed again with the Land Committee and more public input
- Final recommendations on which zones to change will be made within the next 2 months as part of those continuing discussions (with Noel’s assistance)
- It is unlikely that we can have more public meetings in all parts of the UT but Judy can return for a future meeting with the Land Committee if that is helpful; perhaps with some of the UT Planning committee or LUPC staff.
- Once decided Grand Lake Stream is comfortable with having the countywide CGP&Z effort include Grand Lake Stream’s proposals into the overall set of recommendations that will go to the County Commissioners and the LUPC
- Attendees appreciated that meeting presenters were well prepared
- Content was understandable if dense (a lot to absorb), especially to begin with
- Appreciate the support provided by LUPC staff and attendance by them as well as members of the UT Planning Committee

Respectfully Submitted

Judy East